

FOR SALE



Shorland Drive, Treeton
Asking Price Of £370,000


MARTIN & CO



Shorland Drive, Treeton

4 Bedrooms, 2 Bathroom

Asking Price Of £370,000

- Four bedroom
- En suite to master
- Utility room
- Conservatory
- Double garage

Welcome to Shorland Drive, Treeton

Nestled in the heart of the highly sought-after Treeton neighborhood, this exceptional four-bedroom detached family home is a true gem. Boasting a double garage, a delightful conservatory, and a spacious corner plot, Shorland Drive offers the perfect blend of style, comfort, and convenience. With easy access to amenities and commuter links, this property presents an ideal opportunity for those seeking an elevated lifestyle.

As you step inside, you'll be greeted by an inviting entrance hall with a staircase leading to the first-floor landing. The spacious lounge is bathed in natural light, thanks to its bay window, and features an elegant fire surround that adds a touch of warmth and character. Double doors connect the lounge seamlessly to the dining room, creating an open and versatile space for entertaining.

The heart of the home is undoubtedly the family room and kitchen area. Here, you'll find a well-appointed kitchen with a range of fitted wall and base units, providing ample storage and workspace for culinary enthusiasts. The family room seamlessly integrates with the kitchen and offers easy access to the



conservatory through patio doors, where you can relax and enjoy the views of the beautifully landscaped rear garden.

Convenience is key with a dedicated utility room and a conveniently located downstairs w.c., making day-to-day living a breeze.

Moving to the first floor, you'll discover four generously sized bedrooms, with the master bedroom being particularly spacious. The master bedroom boasts a modern en-suite shower room, adding a touch of luxury to your daily routine. A well-appointed family bathroom serves the remaining bedrooms, ensuring that everyone has their own space and privacy.

Outside, the property offers ample parking with a drive and a double garage, providing secure storage for your vehicles or additional space for your hobbies. The front garden features a neatly maintained lawn, while the corner plot allows for a sizable side garden. The rear garden is a private oasis, with a lawn area and a patio

that's perfect for all fresco dining and entertaining. Mature shrubs add natural beauty and create a tranquil atmosphere.

In summary, Shorland Drive is a remarkable family home that combines style, comfort, and convenience. With its desirable location, spacious interior, and beautiful outdoor spaces, this property is ready to welcome its next fortunate owners. Schedule a viewing today to fully appreciate the charm and potential of this wonderful home.

ENTRANCE HALL With coving to the ceiling, spindled staircase rising to the first floor landing, under stairs cupboard, tiled floor and front facing entrance door.

LOUNGE With coving to the ceiling, feature fire surround, double doors to the dining room and front facing bay window.

DINING ROOM With coving to the ceiling and rear



facing window.

KITCHEN / FAMILY ROOM Kitchen area has a range of fitted wall and base units, Wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, 5 ring gas hob, double electric oven, integrated dish washer, fridge freezer, tiling to the floor and rear facing window. Family room with coving to the ceiling and patio doors to the conservatory.

CONSERVATORY With side and rear facing windows, side facing French doors and tiled floor.

UTILITY ROOM With wall and base units, single bowl sink, plumbing for washing machine, tiled floor and side facing entrance door and window.

CLOAKROOM With a two piece suite comprising of a low flush w.c, wash hand basin, tiled splash back and side facing window.

FIRST FLOOR LANDING With spindled balustrade and front facing window.

MASTER BEDROOM A generous size room with a range of fitted furniture in beech effect and front facing bay window.

EN SUITE SHOWER ROOM With a white three piece suite comprising of vanity wash hand basin, low flush w.c, double shower cubicle, tiled walls, downlights to the ceiling and side facing window.

BEDROOM TWO With a range of fitted furniture and rear facing window.

BEDROOM THREE With a range of fitted furniture and front facing window.

BEDROOM FOUR With a rear facing window.

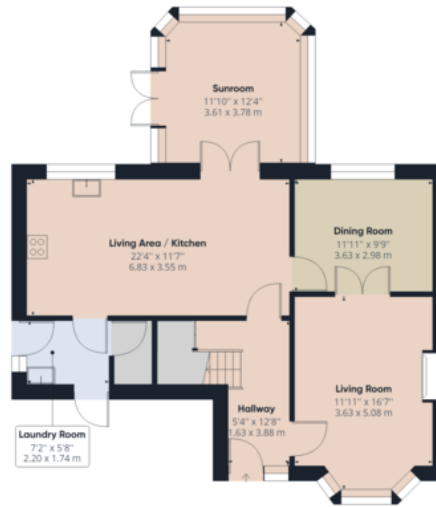
FAMILY BATHROOM With a white three piece suite comprising of a low flush w.c, wash hand basin, bath with mixer shower, tiled splash backs, downlights to the ceiling and rear facing window.

OUTSIDE To the front id a drive proving off road parking leading to the double garage. There is a lawn to the front and side with mature shrub borders. To the rear is an enclosed garden with patio, lawn and mature shrubs.

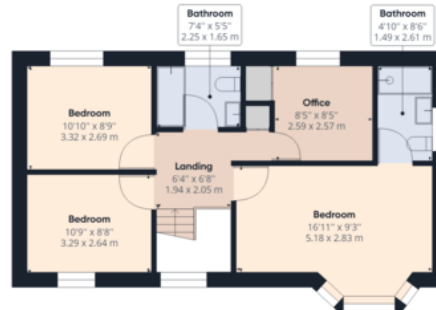


%epcGraph_c_1_544%





Ground Floor



Approximate total area⁽¹⁾
 1501.51 ft²
 139.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
 T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.